

**FREEHOLD
FOR SALE
OR TO LET**



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GLENMORE
DEVELOPMENT
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GlenmoreBusinessPark

ARKWRIGHT ROAD, BEDFORD, MK42 0LE



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**23 SELF-CONTAINED B1, B2 & B8 COMMERCIAL/INDUSTRIAL/WAREHOUSE UNITS
WITHIN AN ESTABLISHED COMMERCIAL AREA**

Units from 1,164 sq ft upwards with allocated parking



Indicative photos of similar scheme



KEY FEATURES

- 6m internal eaves height
- 15 kN/m² ground floor loading capacity
- Sectional roller shutter loading doors
- High quality trapezoidal cladding systems to roofs and walls
- 10% daylight roof panels
- First floor suitable for office fit-out (subject to necessary consents)
- Allocated parking spaces

DESCRIPTION

The development will provide a mix of light industrial and warehouse units built to a high standard with steel portal frames, low-level brick fascias and mini-rib cladding systems.

Each unit will have a first floor capable of being used as offices (subject to necessary consents) and unit sizes run from 1,164 sq ft up to 1,550 sq ft although they will be capable of being combined to form larger units as necessary.

SERVICES

Mains gas, 3 phase electricity, water and telecoms ducting will be available.

VAT

VAT is applicable to prices and rents.

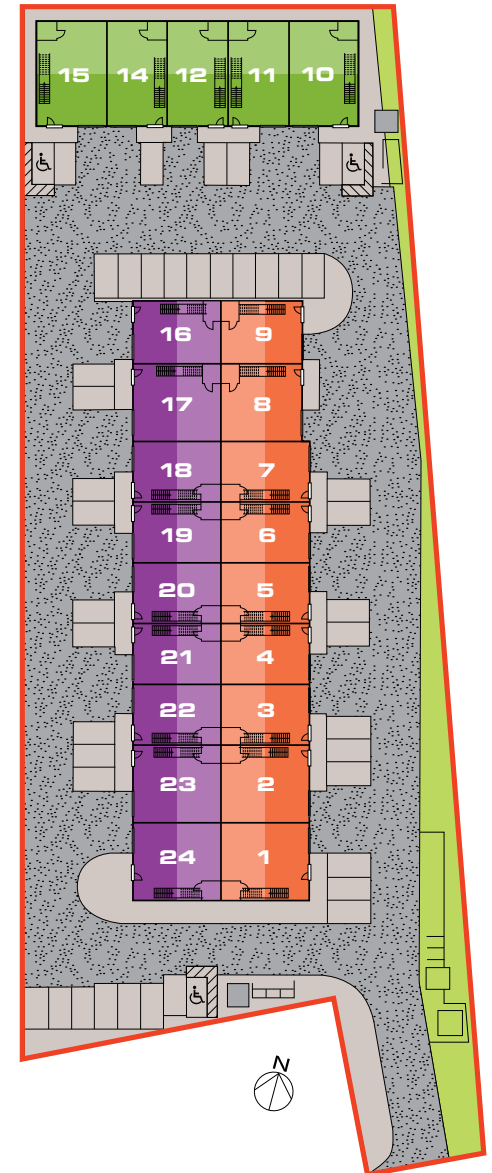
ACCOMMODATION

Unit	Ground	Mezzanine	Total
1	998	513	1511
2	998	513	1511
3	776	388	1164
4	776	388	1164
5	776	388	1164
6	776	388	1164
7	776	388	1164
8	911	499	1410
9	722	382	1104
10	1033	517	1550
11	904	452	1356
12	904	452	1356
14	904	452	1356
15	1033	517	1550
16	790	382	1172
17	998	499	1497
18	776	388	1164
19	776	388	1164
20	776	388	1164
21	776	388	1164
22	776	388	1164
23	998	513	1511
24	998	513	1511

Measurements are square feet GIA.

TENURE

Units are available freehold or by way of a full repairing and insuring lease. Details available on application.



LOCATION

Glenmore Business Park is a new development of 23 units in a landscaped setting within an established commercial area. The site is situated on Arkwright Road, off Cambridge Road, and is within easy reach of the M1 via the A421.

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